

EXISTING SITE DATA

SITE DATA (AS OF 2/4/2004)	THE RESERVE AT MAYFAIRE
CURRENT ZONING	MX
TOTAL SITE AREA	958,320 SF = 22.00 ACRES
EXISTING WETLANDS AREA	2.78 ACRES
REQUIRED INTERNAL LANDSCAPING (16% OF PARKING AREA)	29,333 SF (183,331 SF X 0.16)
INTERNAL LANDSCAPING PROVIDED	38,533 SF (21% OF PARKING AREA)
EXISTING TREES PER ACRE (INCLUDES TREES IN WETLANDS)	780 TREES IN 22.0 ACRES = 35.5 TREES/ACRE
PRESERVED TREE ACREAGE (15 TREES/ACRE REQUIRED)	330 TREES REQUIRED
EXISTING TREES TO BE SAVED (INCLUDES TREES IN WETLANDS)	172 + 175 = 347 TREES PROVIDED (347 TREES/22 AC=15.8 TREES/AC)
PROPOSED TREES TO BE PLANTED	0 REQUIRED, ADDITIONAL TREES TO BE PLANTED

PARKING SPACE INFORMATION (AS OF 2/4/2004)

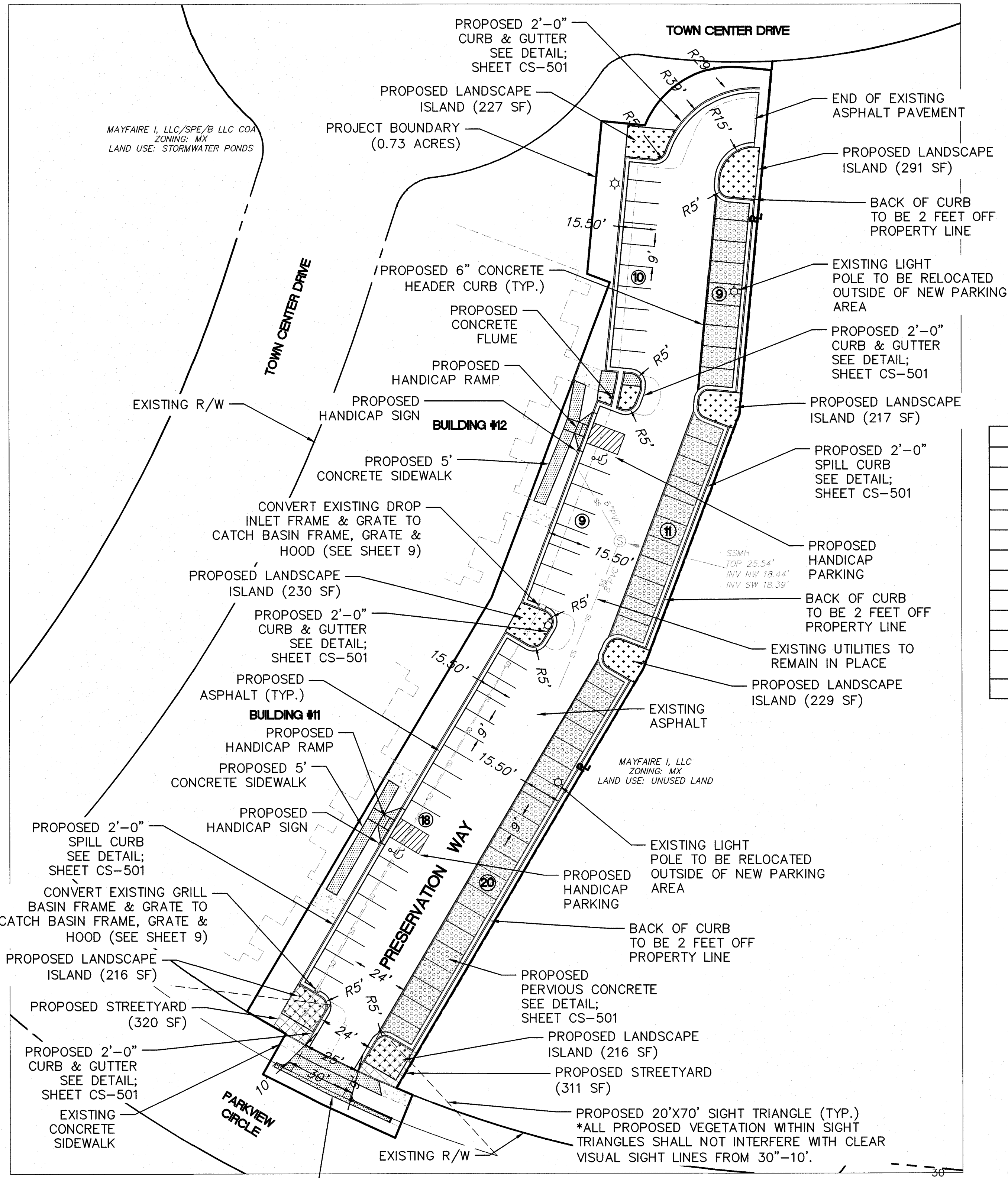
*UNDER MX ZONING, THERE IS NO MINIMUM PARKING REQUIREMENT, ONLY MAXIMUM. PARKING SPACES SHALL NOT EXCEED 2.5 SPACES PER UNIT.

12 BUILDINGS WITH 264 UNITS
TOTAL PARKING PROVIDED = 429 SPACES (INCLUDES 25 H.C. SPACES)
429 SPACES/264 UNITS = 1.63 SPACES/UNIT PROVIDED

20% OF TOTAL PARKING MUST BE PERVIOUS (TURF STONE)
429 SPACES PROVIDED X 0.2 = 85.8 PERVIOUS SPACES REQ'D (90 PROVIDED)
*SEE SHEET 2 FOR LOCATION OF TURF STONE PARKING AREAS

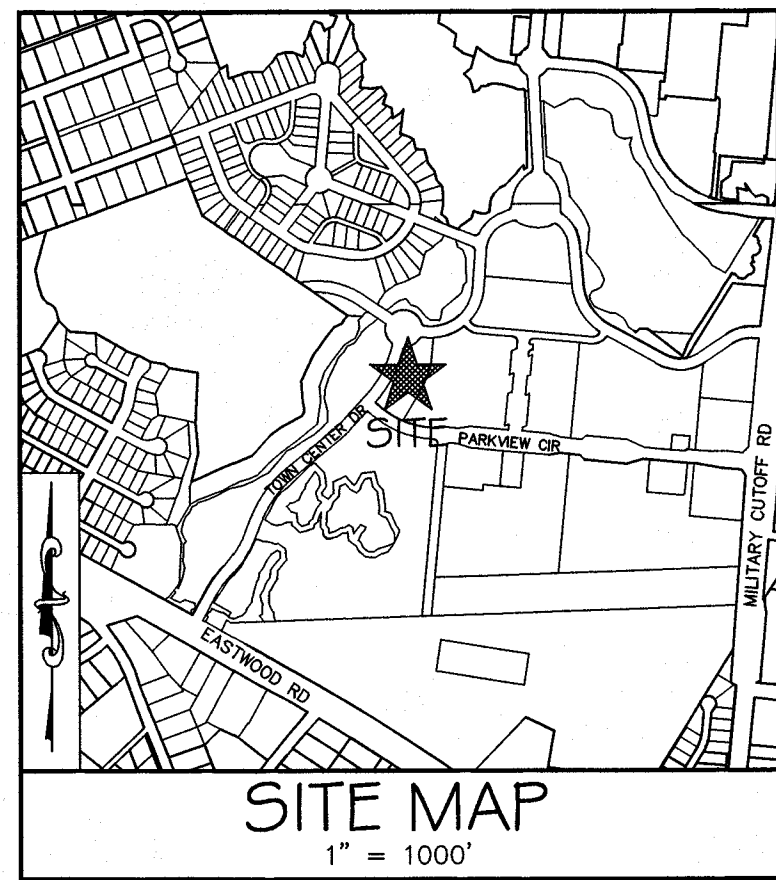
SITE DATA (REVISED 4-16-2012)	MAYFAIRE
CURRENT ZONING:	MX
TRACT SIZE:	14,190,791.58 SF - 325.78 ACRES
EXISTING BUILDING SQUARE FEET:	0 ACRES
PROPOSED BUILDING SQUARE FEET (ALL AREAS WITHIN THE MX AREA)	
RETAIL	593,845.58 SF 28%
HOTEL/ENTERTAINMENT	55,000.00 SF 3%
RESIDENTIAL	998,216.78 SF 47%
OFFICE	491,800.00 SF 23%
TOTAL SQUARE FEET	2,138,864.36 SF 100%
TOTAL ACRES WITHIN 100 YR FLOOD:	1.85 ACRES
TOTAL ACRES WITHIN WETLANDS:	2.74 ACRES
MAXIMUM PARKING ALLOWED	4,981 SPACES
PARKING PROVIDED: (SEE NOTE BELOW)	4,981 SPACES
HANDICAP SPACES REQUIRED:	133
HANDICAP SPACES PROVIDED:	140
LOADING BAYS PROVIDED:	42 BAYS, 16 COMPACTORS
REQUIRED INTERNAL LANDSCAPING:	447,602.28 SF = 16.00% OF PARKING AREA
PROVIDED INTERNAL LANDSCAPING:	488,452.63 SF = 18.41% OF PARKING AREA
PROVIDED RECREATIONAL SPACE:	163,984 SF = 3.50% OF PROPOSED OPEN SPACE
EXISTING TREE ACREAGE:	172.00 ACRES
PROPOSED TREES PER ACRE:	15.25 TREES
TOTAL NUMBER OF DWELLING UNITS:	510 MULTI-FAMILY UNITS WITH 1.2 OR 3 BEDROOMS PER UNIT 106 SINGLE-FAMILY UNITS (LOTS)
SQ FT OCCUPIED BY STRUCTURES:	
ALL BUILDINGS-	1,267,665.93 SF 29.10 ACRES
R.O.W.	1,412,253.82 SF 32.42 ACRES
PARKING AREAS	2,651,757.26 SF 60.88 ACRES

NOTE: MAXIMUM PARKING IS CALCULATED BASED UPON MAXIMUM PARKING PER USE, PER PARCEL BASED ON THE CURRENT CITY OF WILMINGTON LAND DEVELOPMENT CODE. MAYFAIRE TOWN CENTER MANAGER, DAN RAHE, MAINTAINS A MASTER LIST OF ALL PARCELS/USES AND PARKING COUNT. DAN RAHE HAS VERIFIED THROUGH EMAIL (INCLUDED WITH APPLICATION) THAT THE 44 ADDITIONAL PARKING SPACES ARE ACCEPTABLE FOR THE RESERVE AT MAYFAIRE AND THAT THESE 44 SPACES SHALL BE CONSTRUCTED OF PERVIOUS PAVEMENT.



SITE PLAN

SCALE: 1" = 30'



REVISED SITE DATA
THE RESERVE AT MAYFAIRE

SITE DATA	THE RESERVE AT MAYFAIRE
OWNER	RESERVE AT MAYFAIRE, LLC
ADDRESS	1411 PARKVIEW CIRCLE, WILMINGTON, NC 28405
PARCEL ID	R05000-003-043-000
CAMA LAND USE CLASSIFICATION	WATERSHED RESOURCE PROTECTION
PROJECT BOUNDARY	958,320 SF (22.00 AC)
EXISTING IMPERVIOUS (PRE-EXPANSION)	400,752 SF (9.20 AC) (41.82%)
EXISTING IMPERVIOUS (POST-EXPANSION)	392,200 SF (9.00 AC) (40.93%)
PROPOSED IMPERVIOUS (NEWLY CONSTRUCTED; POST-EXPANSION)	5,871 SF (0.13 AC) (0.61%)
PROPOSED PERVIOUS CONCRETE (POST-EXPANSION)	4,935 SF (0% CREDIT)(0.51%)
TOTAL IMPERVIOUS (POST-EXPANSION)	403,006 SF (9.25 AC) (42.05%)
STREETYARD REQUIRED	595 SF (33.04LF STREET FRONTAGE X 18)
STREETYARD PROVIDED	631 SF

PARKING SPACE INFORMATION

*UNDER MX ZONING, THERE IS NO MINIMUM PARKING REQUIREMENT, ONLY MAXIMUM. PARKING SPACES SHALL NOT EXCEED 2.5 SPACES PER UNIT.

12 BUILDINGS WITH 264 UNITS TOTAL
TOTAL PARKING PROVIDED = 469 SPACES (429 EX. SPACES + 40 ADDITIONAL SPACES) INCLUDES 25 H.C. SPACES
469 SPACES/264 UNITS = 1.78 SPACES/UNIT PROVIDED, WHICH IS < 2.5 SPACES PER UNIT MAXIMUM

20% OF TOTAL PARKING MUST BE PERVIOUS (TURF STONE) OR PERVIOUS CONCRETE
469 SPACES PROVIDED X 0.2 = 93.8 PERVIOUS SPACES REQ'D (130 PROVIDED [90 EXISTING, + 40 ADD'L])
*SEE SHEET 2 FOR LOCATION OF PERVIOUS PARKING AREAS

LEGEND

EXISTING CONCRETE	PROPOSED PERVIOUS CONCRETE
PROPOSED STREETYARD	PROPOSED CONCRETE
PROPOSED LANDSCAPE AREA	PROPOSED ASPHALT



SCALE: 1"=30' (Horiz.)

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

1 inch

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

FINAL DESIGN
NOT FOR CONSTRUCTION

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED _____

THE RESERVE AT MAYFAIRE
PARKING EXPANSION
1411 PARKVIEW CIRCLE

SITE PLAN

DATE: 18 OCTOBER 2012
MCE PROJ. # 06227-0001
DRAWN RAC
DESIGNED RAC
CHECKED RMC
PROJ. MGR. RMC

SCALE
HORIZONTAL: 1"=30'
VERTICAL: N/A

MAC FILE NUMBER CS-101
DRAWING NUMBER 5

STATUS: FINAL DESIGN C

REVNO.	DESCRIPTIONS	REVISIONS
C	SITE DATA TABLE REVISED PER CITY OF WILMINGTON-ENGINEERING COMMENTS	02/18/2013
B	REVISED PER CITY OF WILMINGTON REVIEW COMMENTS	02/14/2013
A	REVISED PER CITY OF WILMINGTON REVIEW COMMENTS	02/08/2013



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www.mckimcreed.com



THE RESERVE AT MAYFAIRE
PARKING EXPANSION
1411 PARKVIEW CIRCLE

SITE PLAN